

The Salisbury Planning Board held its regular meeting on Tuesday, March 26, 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Ken Mowery, Fred Dula, Rodney Queen, Sean Reid, DeeDee Wright, Leigh Ann Loeblein, Brian Miller, John Daniels

ABSENT: Elaine Stiller, Lou Manning, Eldridge Williams, Jeff Smith

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Janice Hartis

The meeting was called to order by Chairman Wright.

COMMITTEE REPORTS

(a) Park Avenue Area Study Committee – Sean Reid gave the report. The committee is recommending several zoning changes for the area and is recommending the changes be made in two phases. The first phase covers the areas between Park Avenue and East Franklin Street and the second phase covers the areas between East Council Street and Park Avenue.

For the first phase, the committee is recommending the following zoning changes:

?Rezone from M-1 to R-6 the single family residential properties on the north side of the 700 and 800 blocks of Park Avenue, between Boundary and Arlington streets.

?Rezone two complete lots and six partial lots on the north side of the 600 block of East Cemetery Street from M-1 to R-6. Also, rezone the four lots on the west side of the 500 block of North Boundary Street from M-1 to R-6. Finally, rezone all property on the south side of the 600 block of East Franklin Street from M-1 to R-6. This would put the entire block bounded by North Boundary, East Franklin, North Clay and East Cemetery in the B-6 zoning classification.

?Rezone a large vacant lot along the north side of the 500 block of East Franklin Street from R-6 to M-1, to allow for parking in association with (what used to be) Pauline Knitting at 510 East Franklin and/or the old industrial structure at the corner of North Clay and East Franklin streets.

The Planning Board scheduled a courtesy hearing for these proposed rezonings for May 14.

(b) G-2-02 Royal Homes Construction and Development Co., 200 block of Sunset Drive – Hubert Furr, Zoning Administrator, reported a new site plan has been submitted. When the Planning Board looked at this site plan two weeks ago, Mr. Furr pointed out nine items which the developer had not addressed. These items have been corrected on the new site plan. The short street adjacent to the common area was left on the site plan as recommended by the committee when it met with the developer and several neighbors. The committee also recommended against the Technical Review Committee's request for connection to Briarwood Avenue. The committee talked about the developer leaving a 50-foot or a 30-foot undisturbed area. The developer has shown on his plan a 30-foot undisturbed area. Mr. Reid indicated that the neighbors at the committee meeting did not object to the 30-foot area. He also commented that the committee recommended against opening Briarwood Avenue because neither the neighbors

nor the developer wanted the street opened and that there is enough connectivity to Sunset Drive without opening this street.

Mr. Reid moved to recommend approving the site plan as presented. The motion was seconded by Dr. Dula with Reid, Dula, Queen, Mowery, Miller and Daniels voting AYE and Wright and Loeblein voting NAY. The motion carried.

(c) Legislative Committee – The committee is recommending the following zoning text amendments:

?Amending Section 11.04, Setback measurements, to provide measuring points in establishing setbacks which will aid the Zoning Administrator in determining where the setback line should be. On a motion by Brian Miller, seconded by John Daniels, with all members voting AYE, this proposed text amendment was recommended to City Council for their consideration.

?Eliminating the 20% limitation for multi-family units in the RD-A and RD-B zoning districts. This part of the ordinance was written over 20 years ago and has caused widespread confusion. The proposed text would eliminate the 20% limitation and just list “multi-family dwellings” as a permitted use. On a motion by Brian Miller, seconded by Sean Reid, with all members voting AYE, this proposed text amendment was recommended to City Council for their consideration.

?Amending Section 12.31, Home occupations, to clarify that home occupations are limited to one sign and that sign is a wall sign. On a motion by Brian Miller, seconded by Ken Mowery, with all members voting AYE, this proposed text amendment was recommended to City Council for their consideration.

SECRETARY REAPPOINTMENT

Janice Hartis was reappointed secretary for the Salisbury Planning Board.

TERM EXPIRATIONS

Mr. Poole expressed the Board’s appreciation to DeeDee Wright, Leigh Ann Loeblein and John Daniels for their years of service on the Planning Board.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary